

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) FOR ONE YEAR AT 5950 LAKE AVENUE; (VALERIE LONG, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 10-27-03 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) FOR ONE YEAR AT 5950 LAKE AVENUE; (VALERIE LONG, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT) FOR ONE YEAR AT 5950 LAKE AVENUE; (VALERIE LONG, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(District 5 - McLain)

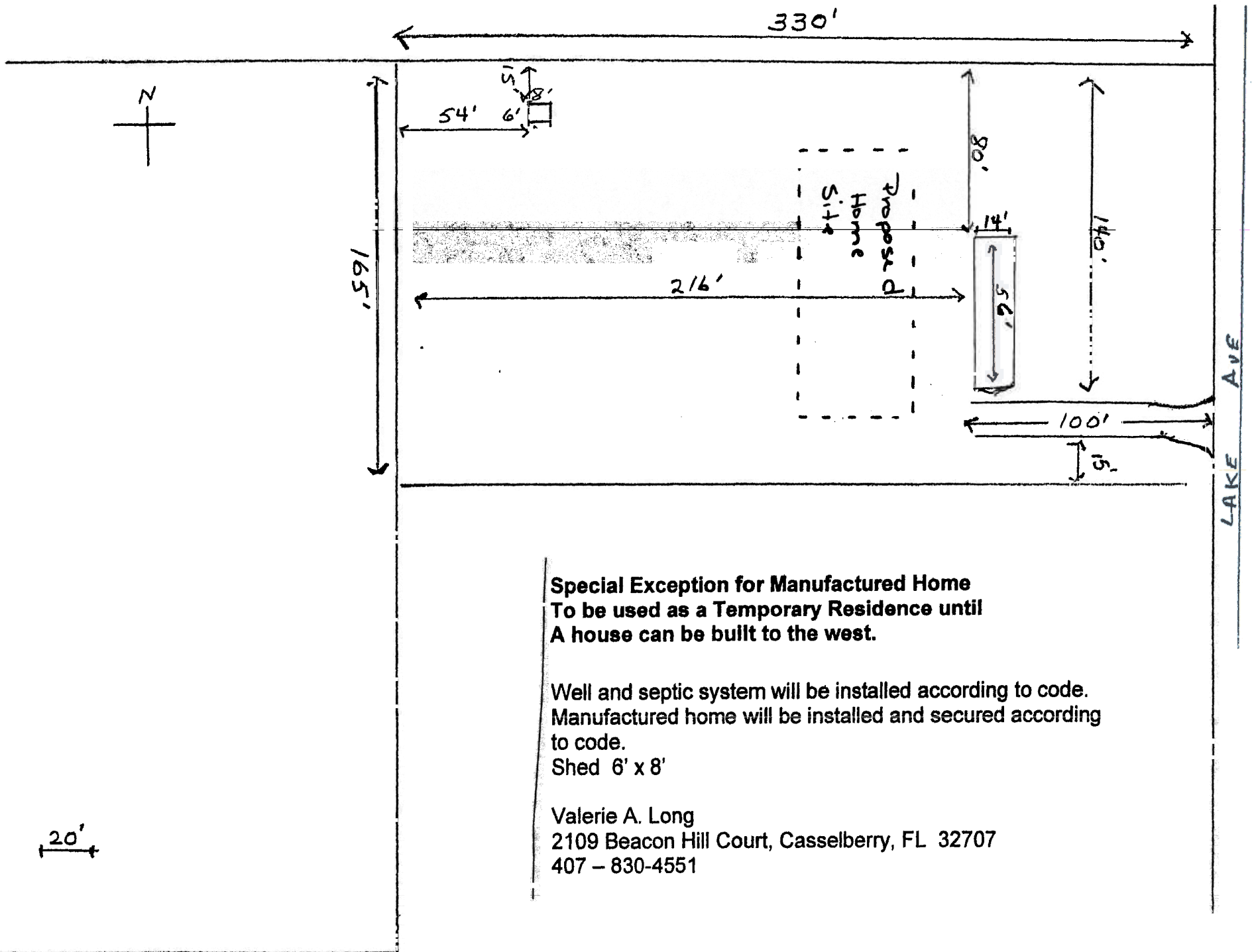
(Kathy Fall, Senior Planner)

GENERAL INFORMATION		APPLICANT:	VALERIE LONG			
		LOCATION:	5950 LAKE AVENUE			
		ZONING:	A-1 (AGRICULTURE DISTRICT)			
BACKGROUND REQUEST	/	<ul style="list-style-type: none">• THE APPLICANT REQUESTS APPROVAL FOR THE TEMPORARY PLACEMENT OF A PROPOSED MOBILE HOME IN THE A-1 DISTRICT WHILE A PERMANENT DWELLING IS UNDER CONSTRUCTION.• THE TEMPORARY OR PERMANENT OCCUPANCY OF A MOBILE HOME IN THE A-1 DISTRICT IS PERMITTED ONLY BY SPECIAL EXCEPTION. THE MOBILE HOME MAY BE APPROVED FOR 1 YEAR WITH THE OPTION TO RENEW FOR AN ADDITIONAL YEAR• THE PROPOSED MOBILE HOME IS A SINGLE- WIDE (16FT X76FT) 1999 MODEL.				
ZONING & FLU		DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	
		SITE	A-1	LDR	MOBILE HOME	

		NORTH	A-1	LDR	VACANT
		SOUTH	A-1	LDR	SINGLE FAMILY
		EAST	A-1	LDR	VACANT
		WEST	A-1	LDR	VACANT
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; SECTION 30.43(b)(2) / STAFF FINDINGS	FOR LDC	THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:			
		<u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u>			
		THE TREND OF DEVELOPMENT ALONG LAKE AVENUE AND THE IMMEDIATE VICINITY IS SINGLE-FAMILY, WHICH INCLUDES BOTH MOBILE AND CONVENTIONAL (STICK-BUILT) HOMES. THE TREND OF DEVELOPMENT IS DEPICTED ON THE ATTACHED MAP ENTITLED, "PARCEL LAND USE."			
		<u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u>			
		SINCE THE PROPOSED USE IS A SINGLE-FAMILY UNIT THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.			
		<u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u>			
		THE REQUEST IS FOR THE TEMPORARY APPROVAL OF A SINGLE-FAMILY RESIDENTIAL USE, WHICH IS THEREBY CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF LOW DENSITY RESIDENTIAL FOR THE SUBJECT PROPERTY.			
		<u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u>			
		THE SUBJECT PROPERTY MEETS THE DIMENSIONAL REQUIREMENTS OF THE A-1 (AGRICULTURE DISTRICT) ZONING CLASSIFICATION.			
		<u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u>			
		THE TREND OF DEVELOPMENT IN THE AREA HAS LARGELY INCLUDED MOBILE HOMES AND CONVENTIONAL, SINGLE-			

	<p>FAMILY HOMES. STAFF BELIEVES ANY POTENTIAL FOR INCOMPATIBILITY WITH CONVENTIONAL HOMES WOULD BE MINIMIZED BY THE MINIMUM SETBACKS OF THE A-1 DISTRICT AND EXISTING SITE VEGETATION, WHICH COULD SERVE AS A BUFFER IF LEFT UNDISTURBED BEYOND THE BUILDABLE AREA OF THE LOT.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(a) / STAFF FINDINGS</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(b)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></p> <p>THE TEMPORARY PLACEMENT OF THE PROPOSED MOBILE HOME IS A CONDITIONAL USE IN THE A-1 DISTRICT. THE PROPOSED MOBILE HOME COMPLIES WITH THE SITING STANDARDS ENUMERATED IN SECTION 30.124(b)(18) OF THE LAND DEVELOPMENT CODE, WHICH ARE INTENDED TO MINIMIZE POTENTIAL INCOMPATIBILITY WITH NEARBY CONVENTIONAL SINGLE-FAMILY HOMES.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE PROPOSED MOBILE HOME WOULD BE PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>THE SUBJECT PROPERTY WOULD BE SERVED BY ON-SITE SEPTIC AND WELL SYSTEMS. OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, WOULD ALSO BE AVAILABLE TO THE SITE.</p>
<p>STANDARDS FOR TEMPORARY OCCUPANCY OF A MOBILE HOME IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 123(a)</p>	<p>THE TEMPORARY OCCUPANCY OF A MOBILE IN RURAL AREAS OF THE COUNTY WHILE A PERMANENT DWELLING IS UNDER CONSTRUCTION SHALL BE ALLOWED SUBJECT TO ADHERENCE TO THE FOLLOWING STANDARDS:</p> <ul style="list-style-type: none"> ○ A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED MOBILE HOME. ○ THE RESIDENCE SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED MOBILE IS ON THE PROPERTY. ○ THE PLACEMENT & OCCUPANCY OF THE PROPOSED MOBILE SHALL NOT EXCEED ONE (1) YEAR & SHALL BE

		<p>RENEWED FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.</p> <ul style="list-style-type: none">○ PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED MOBILE WILL BE REMOVED.○ THE PROPOSED MOBILE SHALL BE REMOVED WITHIN THIRTY (30) DAYS FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE.
STAFF FINDINGS		<ul style="list-style-type: none">• SHOULD THE BOA APPROVE THE REQUEST, THE APPLICANT WOULD BE REQUIRED TO SECURE A BUILDING PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON THE PROPERTY PRIOR TO PLACING & OCCUPYING THE PROPOSED MOBILE.• THE PROPOSED SINGLE-FAMILY RESIDENCE WOULD HAVE TO BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE MOBILE HOME IS ON THE PROPERTY.• GIVEN THE TEMPORARY NATURE OF THE REQUEST AND THE RECOMMENDED CONDITIONS STATED IN THIS REPORT, STAFF DOES NOT BELIEVE THE PLACEMENT OF A MOBILE HOME ON THE SUBJECT PROPERTY WOULD BE DETRIMENTAL TO THE RURAL CHARACTER OF SURROUNDING SINGLE-FAMILY DEVELOPMENT.
STAFF RECOMMENDATION		<ul style="list-style-type: none">• THE APPLICANT WOULD BE REQUIRED TO SATISFY THE STANDARDS FOR THE GRANT OF A SPECIAL EXCEPTION FOR TEMPORARY OCCUPANCY OF A MOBILE HOME. BASED ON THE FINDINGS PRESENTED, STAFF RECOMMENDS APPROVAL OF THIS REQUEST, CONDITIONED UPON THE SITE PLAN SUBMITTED AND CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.



Special Exception for Manufactured Home
To be used as a Temporary Residence until
A house can be built to the west.

Well and septic system will be installed according to code.
 Manufactured home will be installed and secured according to code.

Shed 6' x 8'

Valerie A. Long
 2109 Beacon Hill Court, Casselberry, FL 32707
 407 - 830-4551

**MOBILE HOME
APPLICATION TO THE BOARD OF ADJUSTMENT
SEMINOLE COUNTY**

LANNING DIVISION
101 EAST FIRST STREET
SANFORD, FLORIDA 32771
Phone: (407) 665-7444 Fax: 665-7385

— NEW APPLICATION — Existing (Undocumented)
— RENEWAL
— REINSTATEMENT
— MEDICAL HARDSHIP

APPLICANT: VALERIE A. LONG
MAILING ADDRESS: 2109 BEACON Hill CT
CITY: Casselberry STATE: FL ZIP CODE: 32707
PHONE: WORK _____ HOME: 407-930-4551 FAX: SAME AS HOME
OWNER OF PROPERTY: SUSAN M. LONG
STREET ADDRESS OF SUBJECT PROPERTY: 5950 LAKE AVE SANFORD 32773
TAX PARCEL I.D. NUMBER: 23-20-30-5A-Q-0000-0490
LEGAL DESCRIPTION OF PROPERTY: LOT 49 (less E 10 ft for Rd)
EUREKA HAMMOCK PB 1 PG 106
DIRECTIONS TO PROPERTY: Rt 427 to Nester Rd - TURN RT to Myrtle Rd
Turn left to LAKE AVE Turn RT. LOT SIZE: 1.135 ACRES

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. The Mobile home is: ☐ Existing ☒ Proposed ☐ Replacement of existing mobile home
2. Who is the mobile home for? VALERIE A. LONG
3. Year of mobile home: 1999 Size of mobile home 16 x 76
4. Anticipated length of time mobile home is needed: Temporary - 1
5. Are you planning to build? Yes If so, when? one year

ACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING SUBMITTALS:

- ☒ Application fee.
- ☒ Copy of site plan indicating the information requested on page 3.
- ☒ Copy of legal description from Property Appraisers Office with the tax parcel I.D. no.
- ☒ Letter of Authorization from the property owner granting permission to apply for the Special Exception.
- ☒ Medical Hardship applications shall be accompanied by a letter from a doctor substantiating the illness.

NOTE: Completion of the application form is considered to be of importance. Careful thought and correct answers should be given since many of the same questions may be asked at the hearing.

SIGNATURE OF APPLICANT Valerie A Long DATE 9-3-03

FOR OFFICE USE ONLY

FURTHER DESCRIBED AS: _____

ZONING DISTRICT: A-1

FLOOD PRONE REVIEW: _____

LOT SIZE / WIDTH VARIANCE: yes / no

PROCESSING:

FEE: 185.00 ^{check} 180 DATE _____ RECEIPT NO. _____

A. LEGAL AD TO NEWSPAPER _____

D. BOARD ACTION / DATE _____ / _____

E. LETTER TO APPLICANT _____

C

Project # 03 31000016

COMMENTS: _____

Past Applications:

1. Shed cannot project less than
2. 100 feet in front of the
3. mobile home
4. Shed only permitted in A-1

COMMISSION DISTRICT: _____

FILE NO. BM 2003-015

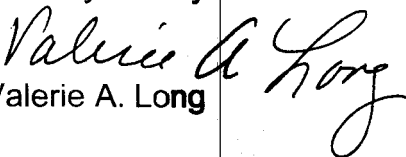
MEETING DATE Oct. 27, 03

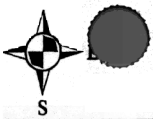
October 16, 2003

To whom it may concern:

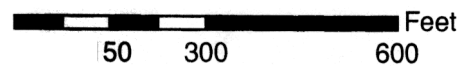
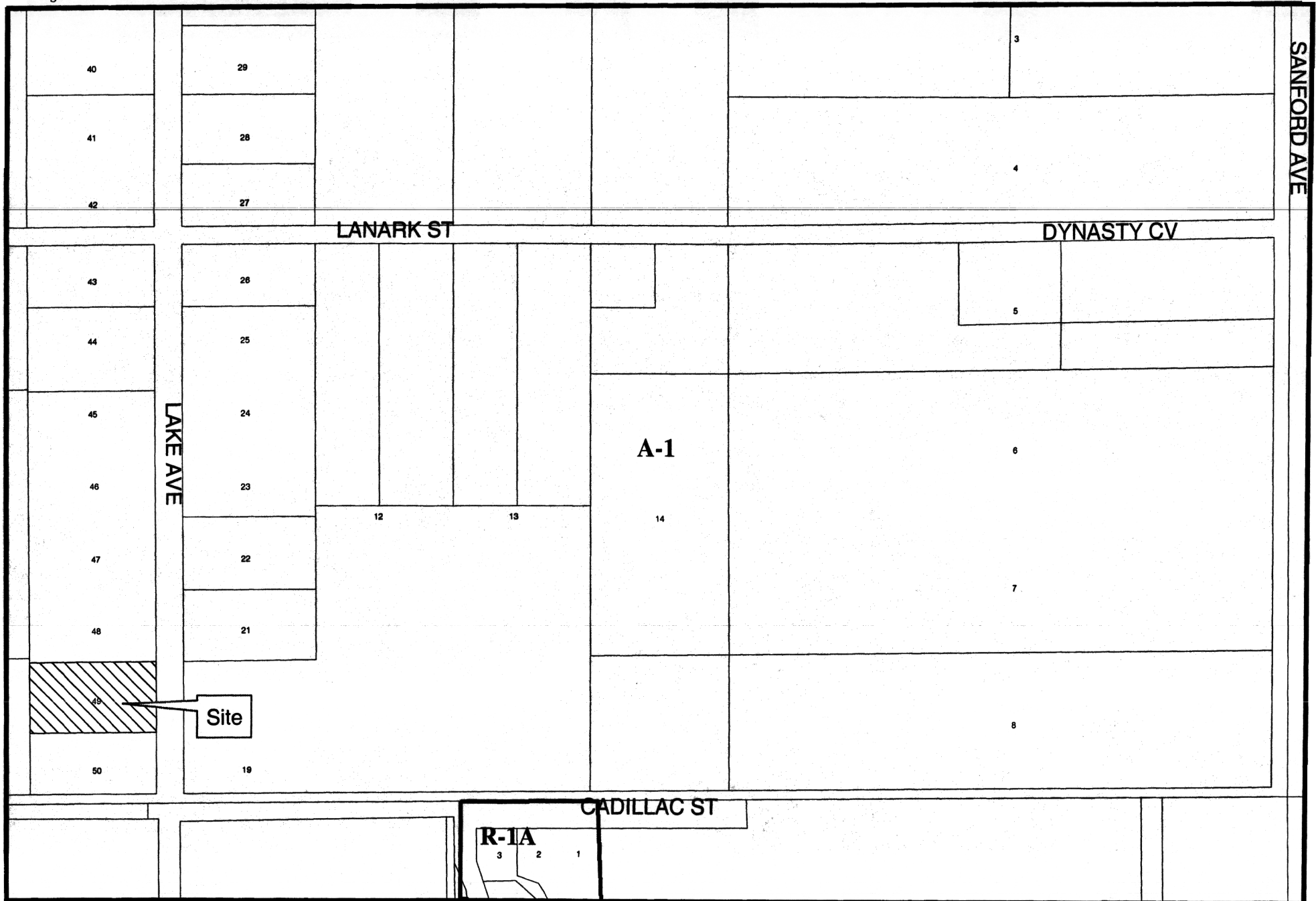
Please consider this correspondence a request to change my mobile home special exception from permanent to temporary placement. I am requesting temporary placement of a mobile home in order to construct a single family block home on the property. I understand that the temporary placement would be for one year with the option to renew for an additional year. I have provided staff revised site plan of the property including the proposed home site.

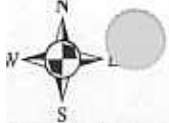
Thank you for your consideration.


Valerie A. Long

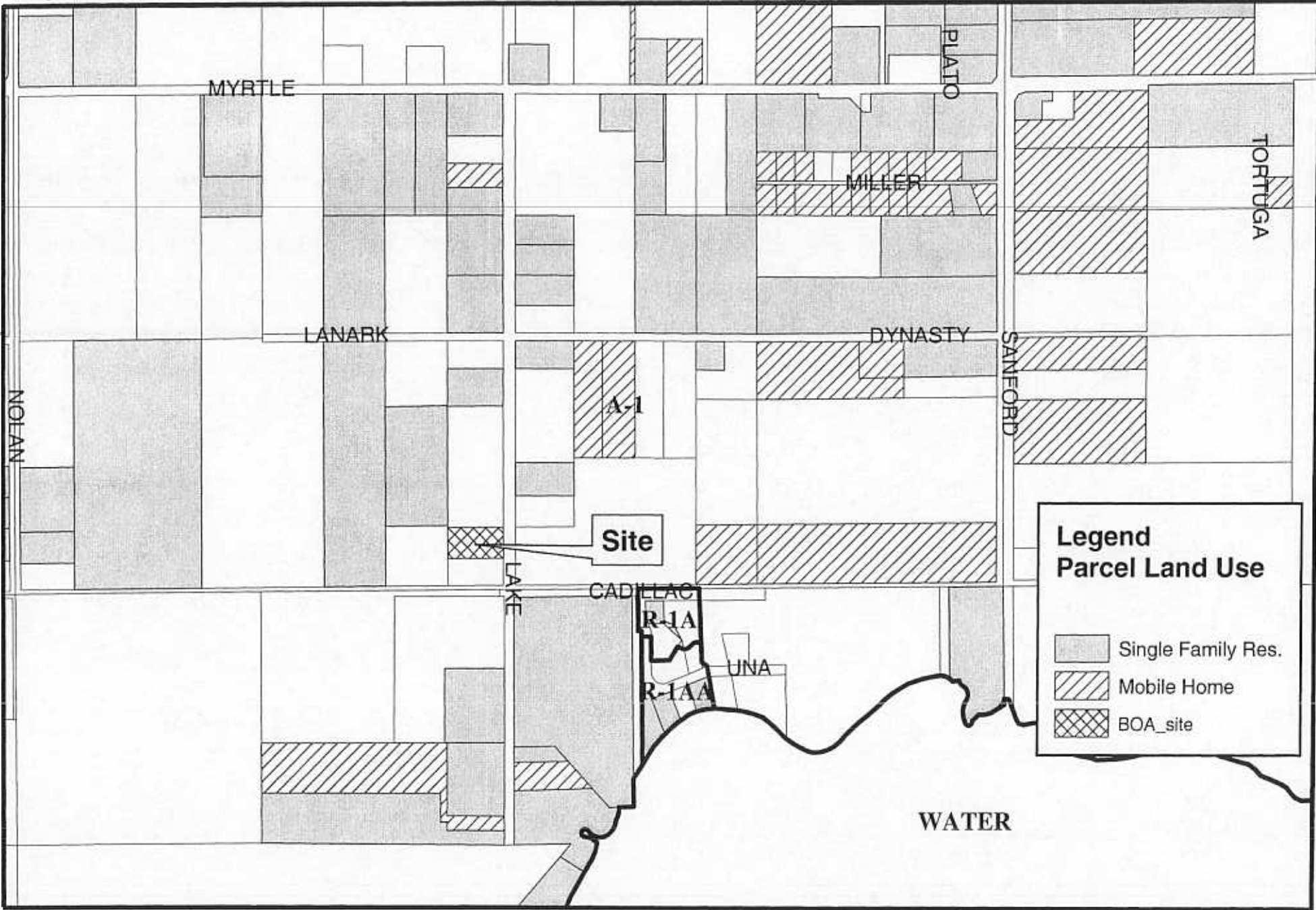


Valerie Long
5950 Lake Avenue





Valerie Long
5950 Lake Avenue



Legend
Parcel Land Use

	Single Family Res.
	Mobile Home
	BOA_site



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 27, 2003, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 49 (LESS E 10 FT FOR RD) EUREKA HAMMOCK PB 1 PG 106

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owners: VALARIE LONG
2109 BEACON HILL CT.
CASSELBERRY, FL 32707

Project Name: 5950 LAKE AVENUE

Requested Development Approval:

SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A MOBILE HOME IN THE A-1 (AGRICULTURE) FOR ONE YEAR WHILE A PERMANENT HOME IS CONSTRUCTED, AS DEPICTED ON THE ATTACHED SITE PLAN.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 - A. A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED MOBILE HOME.
 - B. THE RESIDENCE SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED MOBILE HOME IS ON THE PROPERTY.
 - C. THE PLACEMENT & OCCUPANCY OF THE PROPOSED MOBILE HOME SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWED FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.
 - D. PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED MOBILE HOME WILL BE REMOVED.
 - E. THE PROPOSED MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2003.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: